



VALUATION REPORT

Name of the Bank & Branch	:	Canara Bank, ARMB T.Nagar Branch, Chennai.
Name of the Borrower	:	Mr. Elavarasu & Mrs. Deepa. E
Address of the Property	:	Flat No.2C, Second Floor, “ROYAL JALASYA Apartment”, Plot No.1630 B, Door No.33, New Door No.23, 27th Cross Street, (28th Cross Street as per plan), Poompuhar Nagar, Kolathur, Chennai – 600 099.
Value of the Property	:	Rs.72,31,000/-

By

**ER. G.MAHARAJAN, B.E.(CIVIL), M.TECH (STRUC),
M.SC(REV) MIE, FIV, IIT ARB.,**

Govt. Regd. Valuer (Income Tax, Wealth Tax, Gift Tax),

Chartered Engineer & Approved Valuer

**[Panel Valuer For SBI, Canara Bank, Union Bank of India,
UCO bank, Punjab National Bank, SIDBI, LICHL, Can Fin Homes,
GICHL, Indian Oil Corporation, HUDCO and National Insurance]**

Office Address: Flat No.A, Ground Floor, Geethanjali Complex, Block No.M19,

Indira Colony 2nd Street, Ashok Nagar, Chennai – 600 083.

Contact Nos. 98949 15849 / 89391 98624, Email: maharaajj@gmail.com

Er.G.MAHARAJAN B.E.(Civil), M.Tech (Struc), MSc (Valuation), FIV,MIE,IITArb.,

Govt. Regd. Valuer (Wealth Tax & Income Tax) C.No.2142/CCIT-2/RV(5)/2016-17 dt 17.03.17

IBBI Registered Valuer (Company Act)No.IBBI/RV/08/2018/10292 and Chartered Engineer

Panel Valuer for SBI, Canara Bank, Union Bank of India, UCO bank, Punjab National Bank, SIDBI, LICHL, Can Fin Homes, GICHL, Indian Oil Corporation, HUDCO and National Insurance

Licensed Surveyor, Class I, Chennai Corporation

F.No. A, Geethanjali Complex, Block M19, Indira Colony 2nd Street, Ashok Nagar, Chennai – 600 083.

Mobile No:+919894915849,+918939198624,Email:maharaaj@gmail.com,maharajanvaluer@gmail.com

VALUATION OF FLAT BY COMPOSITE RATE METHOD

REPORT ON VALUATION

PART A – BASIC DATA

Ref No.223/2026-2027.

Date: 04.06.2026

I.	GENERAL		
1.	Purpose of valuation	:	To assess the fair market value of the property. (for Flat SARFAESI)
2.	a. Date of Inspection b. Date of Valuation	:	03.06.2026. 04.06.2026
3.	Name of the owner (s) and his/their address (es) with Phone No. (details of share of each owner in case of joint ownership) (as reported) and address	:	<u>Name of the Owner :</u> 1.Mr. Elavarasu , S/o Mr.Elumalai .C S/o Mr.R.A. Sheik Rahimatullah 2.Mrs. Deepa,. E , W/o Mr. Elavarasu Joint Ownership / Mobile No.----
4.	Document produced for Perusal: 1. Copy of Previous valuation report dated Dr.A. Shoba. Dated 05.09.2022.		
5.	Brief description of the property	:	The subject property is a residential flat consisting of Stilt Cum GF +2 Floors with 07 Units. The applicant's flat No.2C is situated on the first floor. This property is located in a developed residential area in Kolathur, Chennai. All civic amenities available nearby.
	Land Mark	:	Corporation School , Kolathur
6.	Location of the Property		
a	Plot No./ Survey No./ T.S.No	:	Pot No.1630B, Old Survey No.109/1 Part, New

			T.S.No.77, Old S.No.109/2, New T.S.No.85/1
b.	Door No.	:	--
	Street	:	27 th Cross Street , Poompuhar Nagar
c.	Village	:	Kolathur Village
d.	Ward / Taluk	:	Madhavaram Taluk
e.	Mandal / District	:	Chennai District
f.	Date of issue and validity of layout of approved map/plan	:	Approved building plan dated 01.12.2017.
g.	Approved map/plan issuing Authority	:	The Commissioner of Greater Chennai Corporation
h.	Whether genuineness or authenticity of approved map/plan is verified	:	Building Plan approved by The Commissioner of Greater Chennai Corporation
i.	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A
7.	Postal Address of the Property	:	Flat No.2C, Second Floor, “ROYAL JALASYA Apartment”, Plot No.1630 B, Door No.33, New Door No.23, 27th Cross Street, (28th Cross Street as per plan), Poompuhar Nagar, Kolathur, Chennai – 600 099.
8.	City / Town	:	City
	Residential		Yes
	Commercial		--
	Industrial		--
9.	Classification of the Area	:	Middle Class/ Urban
10.	Coming under Corporation limit/Village Panchayat/Municipality	:	Greater Chennai Corporation
11.	Whether covered under any State/Central Govt. enactments(e.g Urban Land Ceiling act) or notified under agency Area/scheduled area cantonment area	:	No

12.	Boundaries of the Property				
	Direction	As per Document			As per Site (Combined)
		Item No. I		Item No. II	
	North	Plot No.47, Poompuhar Layout, T.S.No.85/1		T.S.No.85, Plot No.1722 A/3 Thanigachalam,s Plot and House and 1772B Visalachiamman’s Plot and House	Land & Building
	South	30 Feet Road of Poompuhar Nagar 28 th cross street		T.S.No.77 Sundari’s Plot	28 th Cross Street (30 Feet Cement Road)
	East	Amman Koil Kulam (Road)		Amman Koil Kulam (Pond)	Corporation park with Pond
West	Mr.S.P.Mohan’s Plot and Common Passage leads to 27 th Street		T.S.No.79, Mr.S.P.Mohan’s Plot and House	27 th Cross Street & Land with Building	
	Corporation / Panchayat / Municipality		Greater Chennai Corporation		
13.	Dimensions of the site				
	Direction	A[As per Document]		As per Plan	[B]As per Site
		Item No.I	Item No.II		
	North	70’3’’	72’0’’	--	52’0’’
	South	27’6’’	70’0’’	--	18’9’’
	East	75’0’’	11’0’’	--	66’7’’
	West	62’6’’	1’0’’	--	60’0’’
	Extent	3460 Sft		--	3460 Sft
14.	Extent of the site		:	487 Sft UDS Out of Land extent 3460 Sft	
14.1	Latitude, Longitude & Co-ordinates of flat		:	13.121333 N, 80.217687E	
15..	Extent of the site considered for valuation (least of 13A & 13B)		:	487 Sft UDS Out of Land extent 3460 Sft	
16.	Whether occupied by the owner/ tenant?		:	Door Locked	

	If occupied by tenant, since how long? Rent received per month.		If rented ,rental value is Rs.12,000/- per month
--	--	--	--

II APARTMENT BUILDING

1.	Nature of Apartment	:	Residential
2.	Flat No. and floor	:	Flat No.2C and First Floor
3.	Name of the apartment	:	ROYAL JALASYA
4.	Postal Address	:	Flat No.2C, Second Floor, “ROYAL JALASYA Apartment”, Plot No.1630 B, Door No.33, New Door No.23, 27th Cross Street, (28th Cross Street as per plan), Poompuhar Nagar, Kolathur, Chennai – 600 099.
5.	Location		
	T.S.No.	:	T.S.No.77, New T.S.No.85/1
	Block No.	:	47
	Ward No.	:	--
	Village/Municipality / Corporation	:	Kolathur Village
	Taluk / District	:	Madhavaram Taluk/ Chennai District
	Door No. Street or Road	:	Flat No.2C, Second Floor, “ROYAL JALASYA Apartment”, Plot No.1630 B, Door No.33, New Door No.23, 27th Cross Street, (28th Cross Street as per plan), Poompuhar Nagar, Kolathur, Chennai – 600 099.
6.	Description of the locality	:	Residential / Commercial / Mixed
7.	Year of construction	:	2013
8.	Number of floors	:	Stilt Cum GF+2 Floors
9.	Type of structure	:	Framed / Load Bearing
10.	Number of dwelling units in the building	:	07 dwelling units
11.	Quality of Construction	:	Good
12.	Appearance of the building	:	Normal
13.	Maintenance of the Building	:	Normal
14.	Facilities Available		
	Lift	:	Not Available
	Protected water supply	:	Available (Bore well & Metro water)

	Underground Sewerage	:	No, Septic tank Available
	Car parking (Open /Covered)	:	Covered Car Parking Available
	Around compound wall	:	Yes
	Pavement around the building	:	Yes
	Any other facility	:	--

III FLAT

1.	The floor in which the flat is situated	:	First Floor
2.	Door Number of the flat	:	Flat No.2C
3.	Specification of the flat		
	Roof	:	RCC Roof
	Flooring	:	Vitrified tile flooring
	Doors	:	Country wood
	Windows	:	Country wood
	Fittings	:	Regular Fittings
	Finishing	:	Painting with Putty
4.	House Tax	:	Not Submitted
	Assessment No	:	--
	Tax Amount	:	--
	In the name of	:	--
5.	Electricity Service connection number	:	Not Submitted
	meter card is in the name of	:	--
6.	How is the maintenance of the flat?	:	Good
7.	Sale Deed executed in the name of	:	Mr. Elavarasu & Mrs. Deepa. E
8.	What is the undivided area of land as per Sale Deed?	:	487 Sft UDS Out of Land extent 3460 Sft
9.	What is the plinth area of the flat	:	Saleable area of the Flat -927 Sft
10.	What is the floor space index	:	As per Plan -1.40
11.	What is the carpet area of the flat	:	649 Sft
12.	Is it Posh /I Class/medium /ordinary	:	Medium
13.	Is it being used for residential or Commercial	:	Residential
14.	Is it owner occupied or tenanted	:	Door Locked

15.	If tenant, what is the monthly rent	:	--
IV. Drawing Approval Details:- Approved building Plan vide PP No.6803/2017. B.A.No.619/2017. Dated 01.12.2017. Approved by the Commissioner of Greater Chennai Corporation.			
<u>Construction Details:</u>			
Particulars	As per Approved Plan	As per site	
Plot Extent	3658 Sft	3658 Sft	
No of Floors	Stilt +2 Floors	Stilt Cum GF+2 Floors	
Stilt Floor -Non FSI	304 Sft	2159.88 Sft	
Ground Floor	--	407.62 Sft	
First Floor	2560.34 Sft	2567.50 Sft	
Second Floor	2560.34 Sft	2567.50 Sft	
Total FSI Area	5120.68 Sft	3658 Sft	
Plot Coverage	65.71%	70.18%	
Floor Space Index	1.40	1.51	
No of Units	07 Units (Stilt Floor -Parking GF – 1 Unit FF -03 Units, SF -03 Units)	07 Units (Stilt Floor -Parking GF – 1 Unit FF -03 Units, SF -03 Units)	

PART B – VALUATION OF FLAT UNDER CONSTRUCTION

CERTIFICATE ON GENUINENESS OF RATE

a)	Undivided Share of land	:	}
b)	Super Built up area	:	
c)	Total value on completion	:	
	Composite Rate	:	
It is hereby certified that the composite rate is genuine for the specification and location.			
2.	STAGE VALUE		
	a) Actual works completed	:	}
	b) Percentage of works completed	:	
N.A, It is 13 years old Flat			
3.	VALUATION DETAILS		
	Present stage value of the flat:		

	1.Undivided share of land	:	
	2.Stage value of building	:	
	3.Total Stage value of the flat as on date	:	N.A, It is 13 years old Flat

PART C – VALUATION OF EXISTING FLAT

A GENERAL

1.	How is the marketability?	:	Good
2.	What are the factors favouring for an extra potential value?	:	No
3.	Any negative factors observed which affect the market value in general	:	No

RATE

1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality	:	Since the building is 13 years old, hence after Depreciation rate is considered for valuation. (i.e). Rs.7800/- per Sft
2.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factor with the flat under comparison (Give details)	:	Rs.9,500/- to Rs.10,000/-per Sft (New Rate)
3.	BREAK UP FOR THE RATE		
	Building + Services	:	
	(i)Land + Others	:	Rs.7800/- Per Sft (Composite rate)
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs.3300/-Per Sft (SRO @ Sembiam) 487 Sft UDS x Rs.3300/- = Rs.16,07,100/-

B. COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a.	Depreciation Building Rate		
	Replacement cost of flat with services[V3i]	:	Rs.2000/- per Sft
	Age of the building / Residual Life	:	13Years Old (2013) /47 years (Future Life)
	Life of the building estimated	:	60 Years
	Depreciation percentage assuming the	:	16.5% per annum (13*1.5% Per annum)

	salvage value as		
	Depreciated rate of the building	:	927 Sft x Rs.1610/- =Rs.14,92,470/- (for Insurance Purpose)
b.	Total composite rate arrived for valuation		
	Depreciated building rate VII(A)	:	--
	Rate for land and others VI(3)ii	:	--
	Total composite rate	:	Rs.7800/- Per Sft (Composite rate)

C.VALEUATION DETAILS:

Sl.No.	Description	Quantity	Rate Per Unit (Rs.)	Estimated/ Present Value (Rs.)
1.	Present value of the flat	927 Sft	Rs.7800/- Per Sft	Rs.72,30,600/-
2.	Wardrobes & cupboard works			--
3.	Modular kitchen			
4.	Show cases /almirahs			
5.	Interior decorations			--
6.	Superfine finish			--
7.	Electricity, water, drainage etc,		L.S	--
8.	Electricity fittings, etc.,			
9.	Extra collapsible gates/grill works etc. & Property Tax		L.S	
10.	Potential value, if any?			--
11.	Share of common amenities, if any?			
	Car parking			--
Total				Rs.72,30,600/-

1.	Factors favoring for an additional value	:	Developed Residential Area
2.	Factors favoring for less value	:	--
	Less for Renovation	:	--
	market Value	:	Rs.72,30,600/- Say Rs.72,31,000/-
	Any other details	:	--

Note:

The owner/occupant did not permit physical measurements and photography of the subject property during the inspection. Hence, the valuation has been carried out based on the available property documents and information provided.

The subject property is already mortgaged with the same bank and branch as security for the existing loan account.

As a result of my appraisal and analysis, it is my considered opinion that,

- The fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs.72,31,000/- (Rupees Seventy Two Lakhs Thirty One Thousand Only)**
- The Guideline value of the above land UDS 487 Sft x Rs.3300/- is Rs. 16,07,100/-
(Rupees Sixteen Lakhs Seven Thousand One Hundred Only)
- The distress value is Rs.57,85,000/- (Rupees Fifty Seven Lakhs Eighty Five Thousand Only)
- The Realizable value is Rs.65,08,000/- (Rupees Sixty Five Lakhs Eight Thousand Only)

Place: Chennai

Date: 04.06.2026.

Signature

(Name and official Seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair and realizable market value of the property is Rs. _____
(Rupees _____ only)

Signature

Date:

(Name of the Branch Manager with Official Seal)

PART D – CERTIFICATE

1. It is hereby certified that in my opinion

- The present fair market value of the property by adopting suitable composite rate is
Rs.72,31,000/- (Rupees Seventy Two Lakhs Thirty One Thousand Only)
- The Forced sale value of the property estimated as 20% less than the present market value is
Rs.57,85,000/- (Rupees Fifty Seven Lakhs Eighty Five Thousand Only)
- The Realizable value of the property is Rs.65,08,000/- (Rupees Sixty Five Lakhs Eight Thousand Only)

2. Number of title deed (s) involved in this flat is ---- The relevant documents for the subject flat in the opinion of this valuer is Sale Deed Dated ----- Doc. No.—Kolathur Village, Sembiam SRO.

3. If this flat is offered as security, the concerned financial institution is requested to verify the extent of land mentioned this valuation report with respect to the latest legal opinion.

4. Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is Different other than mentioned in 1(i).

5. I / My authorized representative by the name of Er. Lokesh who is a valuer have inspected the subject property on 03.06.2026 in the presence of -----

6. The legal aspects were not considered in this valuation.

7. This valuation work is undertaken by this Valuer based upon the request from CANARA BANK, ARMB T. Nagar Branch, Chennai .

8. Any other details --

Place : Chennai

(Panel Valuer)

Date :04.06.2026.

No. of Pages in this report is 25 Pages

ANNEXURE-22

FORMAT-A

DECLARATION FROM VALUERS

I hereby declare that-

The information furnished in my valuation report dated 04.06.2026. is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

I have no direct or indirect interest in the property valued;

I have personally inspected the property on 03.06.2026. The work is not sub-contracted to any other valuer and carried out by myself.

I have not been convicted of any offence and sentenced to a term of Imprisonment; I have not been found guilty of misconduct in my professional capacity.

I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the “Standards” enshrined for valuation in the Part-B of the above handbook to the best of my ability.

I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the “Standards” as enshrined for valuation in the IVS in “General Standards” and “Asset Standards” as applicable.

I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)

I am registered under Section 34 AB of the Wealth Tax Act, 1957.

I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

Further, I hereby provide the following information.

SI.No.	Particulars	Valuer comment
1	background information of the asset being valued;	Refer Legal Opinion
2	purpose of valuation and appointing authority	To assess the fair market value & Realizable value of the Property
3	identity of the valuer and any other experts involved in the valuation;	Empanelled Canara bank Valuer & No expert Involved
4	disclosure of valuer interest or conflict, if any;	No
5	date of appointment, valuation date and date of report;	Oral request : 03.06.2026 Date of Valuation : 04.06.2026. Date of report : 04.06.2026
6	inspections and/or investigations undertaken;	Inspected on 03.06.2026, to take site measurement, to collect necessary details about the property, and to conduct local market enquiry
7	nature and sources of the information used or relied upon;	List of documents (as furnished in the report) and data collected during site inspection & local enquiry
8	procedures adopted in carrying out the valuation and valuation standards followed;	As per International Valuation Standard (IVS) and Market approach considered
9	restrictions on use of the report, if any;	The report is issued for Canara Bank, ARMB T.Nagar Branch, Chennai.
10	major factors that were taken into account during the valuation;	Land Value, Building Value, Amenities & Services Value, Specification & Location

11	major factors that were taken into account during the valuation;	The value of the land is arrived based on location advantages, shape of land size of land, extent of land, availability, of civic amenities nearby, infrastructure available, marketability, width of the abutting road, accessibility, demand for land in the area, development made in the surrounding areas etc. The replacement cost new of the building is worked out from present market scenario. This also depends on the type of the building, type of finish, quality of construction etc. Depreciation of construction, type of construction and the present condition of the building. Replacement cost minus depreciation will give the Fair market value of the Building.
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	The report is relied on the information & details provided by the client or their representatives and our independent inspection Legal Aspects not considered for Valuation

Date: 04.06.2026.

Place: Chennai

Signature

(Name of the Approved Valuer and Seal of the Firm / Company)

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness:

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care:

1. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
2. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
3. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
4. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.

5. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
6. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest:

1. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
2. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
3. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
4. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
5. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
6. A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to a company or client’s needs.
7. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

8. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality:

1. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management:

1. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
2. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
3. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
4. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

1. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
2. Explanation.— For the purposes of this code the term ‘relative’ shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
3. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.
4. Remuneration and Costs.
5. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
6. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.
7. Occupation, employability and restrictions.
8. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
9. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession

Date : 04.06.2026.

Place : Chennai

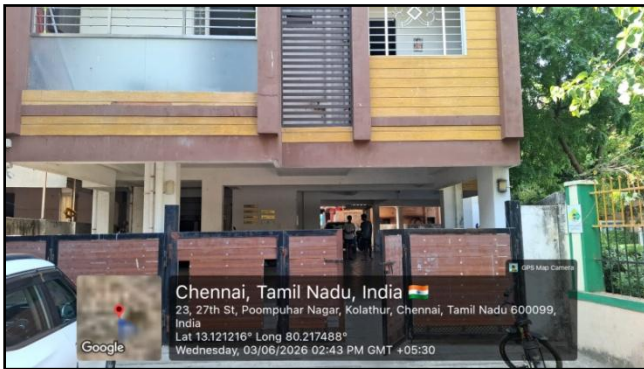
Signature

(Name of the Approved Valuer and Seal of the Firm / Company)

PHOTOGRAPHS OF THE PROPERTY

Mr. Elavarasu & Mrs. Deepa. E

Flat No.2C, Second Floor, “ROYAL JALASYA Apartment”, Plot No.1630 B, Door No.33, New Door No.23, 27th Cross Street, (28th Cross Street as per plan), Poompuhar Nagar, Kolathur, Chennai – 600 099.



GUIDELINE RATE OF THE LAND

From: 1-7-2024 **To:** Current Date

Search Criteria :

Zone:	Chennai	Sub Registrar Office:	Sembiam
Guideline Village:	KOLATHUR	Revenue Village:	KOLATHUR[URBAN]
Revenue District:	CHENNAI	Revenue Taluk:	AYANAVARAM

Below Search results are as on 04-Jun-2026 01:28 PM

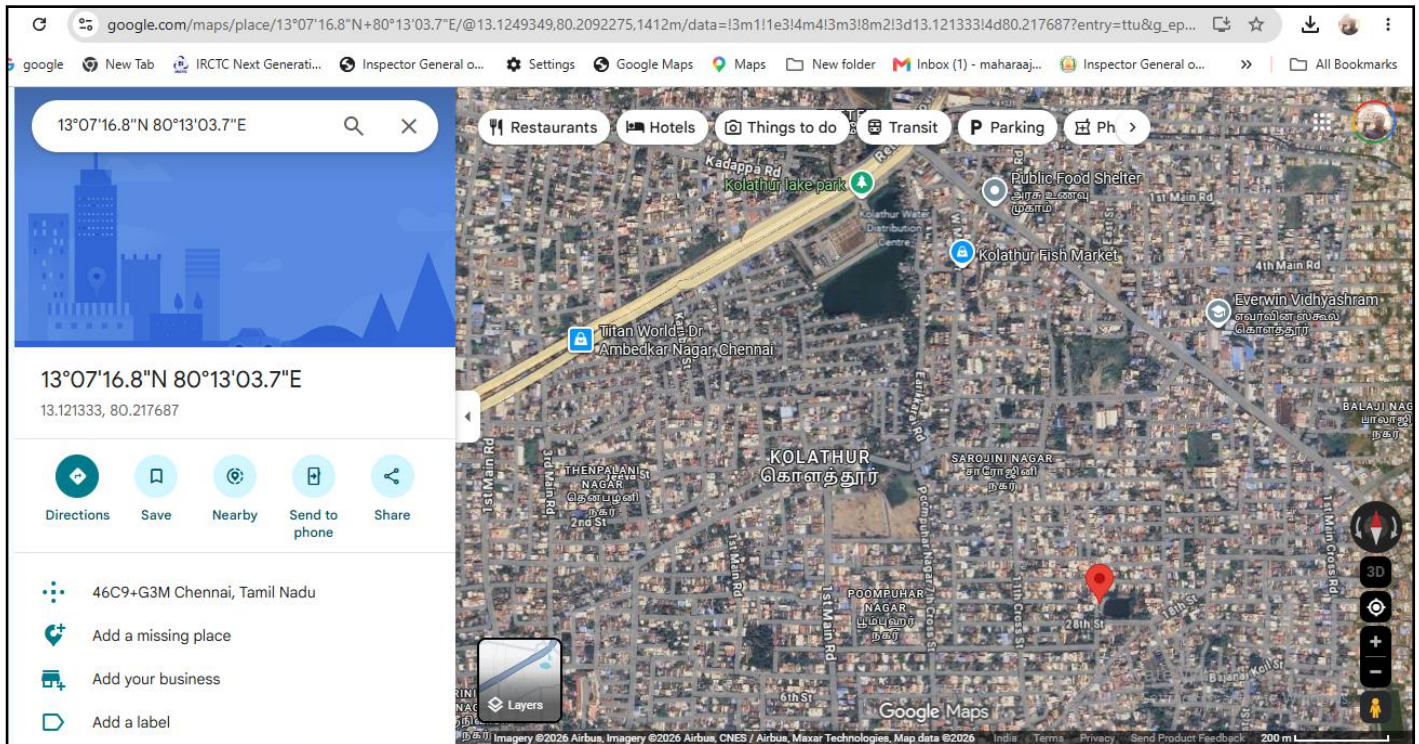
Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
31	<u>POOMBUKAR NAGAR 22TH STREET</u>	3300/ Square Feet	35525/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
32	<u>POOMBUKAR NAGAR 23TH STREET</u>	3300/ Square Feet	35525/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
33	<u>POOMBUKAR NAGAR 24TH STREET</u>	3300/ Square Feet	35525/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
34	<u>POOMBUKAR NAGAR 25TH STREET</u>	3300/ Square Feet	35525/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
35	<u>POOMBUKAR NAGAR 26TH STREET</u>	3300/ Square Feet	35525/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
36	<u>POOMBUKAR NAGAR 27TH STREET</u>	3300/ Square Feet	35525/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
37	<u>POOMBUKAR NAGAR 28TH STREET</u>	3300/ Square Feet	35525/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
38	<u>POOMBUKAR NAGAR 29TH STREET</u>	3300/ Square Feet	35525/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
39	<u>POOMBUKAR NAGAR 2ND CROSS STREET</u>	3300/ Square Feet	35525/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
40	<u>POOMBUKAR NAGAR 2ND MAIN ROAD</u>	3300/ Square Feet	35525/ Square Metre	Residential Class I Type - I	01-Jul-2024	-

TAMIL NILAM MAP

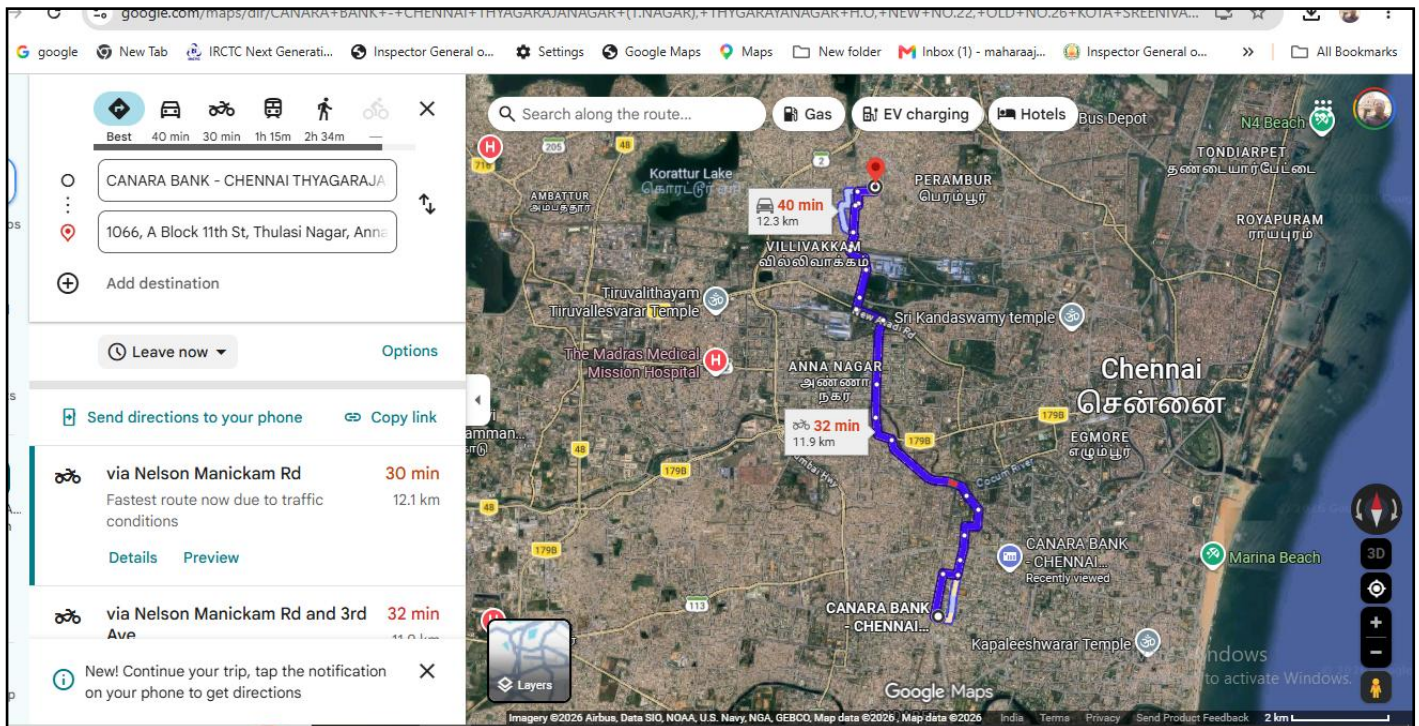
GOOGLE MAP OF THE PROPERTY

LATITUDE – 13.121333 N

LONGITUDE- 80.217687 E



FROM CANARA BANK, ARMB T.NAGAR BRANCH TO SUBJECT PROPERTY



MARKET RATE REFERENCES FROM WEBSITE

magicbricks

Buy

Rent

Sell

Home Loans

Login

Post Property

Home > Flats for Sale in Chennai > Flats for Sale in Poompuhar Nagar Kolathur > 2 BHK Flats for Sale in Poompuhar Nagar Kolathur

Posted on: May 19, 2026Property ID: 84155713

₹78.4 Lac

EMI - ₹37k

Get pre-approved loan

2 BHK 980 Sqft Flat For Sale in Poompuhar Nagar Kolathur, Chennai

+5 Photos

2 Beds

2 Baths

1 Balcony

1 Covered Parking

Super Built-Up Area
980 sqft
₹7,999/sqft

Floor
2(Out of 3 Floors)

Transaction Type
New Property

Status
Ready to Move

Facing
North

Lift
1

Furnished Status
Furnished

Car Parking
1 Covered

Type Of Ownership
Freehold

Opposite to Danice CBSE School 70 feet road kolathur

Contact Builder

Get Phone No.

Last contact made 3 days ago

Contact Builder

Charan Builders +91-63XXXXXXX

Get Phone No.

More Details

Price Breakup

₹78.4 Lac | ₹6,27,121 Approx. Registration Charges | ₹2,000 Monthly

Booking Amount

₹1.0 Lac

Address

Arjun Nagar, Kolathur, Poompuhar Nagar Kolathur, Chennai - North, Tamil Nadu

Activate Windows

Go to Settings to activate Windows.

99acres

Buy

Poompuhar Nagar, Kolathur

Add more

Post property

Type of property

Residential Apartment

Residential Land

Independent House/Villa

Independent/Builder Floor

Farm House

+ 1 more

No. of Bedrooms

1 RK/1 BHK

2 BHK

3 BHK

4 BHK

5 BHK

+ 5 more

Construction Status

New Launch

Under Construction

Ready to move

1mo ago Owner

View Number

Contact

Thiruvengadam foundation

2 BHK Flat in Poompuhar Nagar South, Kolathur

₹65 Lac

₹7,222 /sqft

900 sqft (84 sqm)

Built-up Area

2 BHK (2 Baths)

Ready To Move

The floor plan additionally contains 2 bedroom(s), 2 bathrooms...

4mo ago Owner

View Number

Contact

Thiruvengadam foundation

2 BHK Flat in Poompuhar Nagar, Kolathur, Chennai

₹79 Lac

₹8,778 /sqft

900 sqft (84 sqm)

Built-up Area

2 BHK (2 Baths)

Ready To Move

Located in poompuhar nagar, kolathur, this 5-10 year old 2 bkh...

4mo ago Owner

View Number

Contact

Activate Windows

Go to Settings to activate Windows.

CMDA LAND USE MAP

KOLATHUR

VILLAGE No.

PERAMBUR PURASAWAKKAM TALUK

CHENNAI DISTRICT

CORPORATION OF CHENNAI



PRIMARY RESIDENTIAL

GOVERNMENT OF TAMILNADU

REGISTRATION DEPARTMENT

தமிழ்நாடு அரசு
பதிவுத்துறை



Certificate of Encumbrance on Property
சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ: Sembiam	Date / நாள்: 04-Jun-2026
Village /கிராமம்:Kollathur Village	Survey Details /சர்வே விவரம்: 109/1,85/1

Data Availability Period for Village: Kollathur Village

Sembiam Sub Registrar Office: From 01-Jan-2022 To 03-Jun-2026

Search Period /தேடுதல் காலம்: 01-Jan-2022 - 03-Jun-2026

Sr. No./வ. எண்	Document No.& Year/ ஆவண எண் மற்றும் ஆண்டு	Date of Execution & Date of Presentation & Date of Registration/ எழுதிக் கொடுத்த நாள் & தாக்கல் நாள் & பதிவு நாள்	Nature/தன்மை	Name of Executant(s)/ எழுதிக் கொடுத்தவர்/பெயர்(கள்)	Name of Claimant(s)/ எழுதி வாங்கியவர் பெயர்(கள்)	Vol.No & Page. No/ தொகுதி எண் மற்றும் பக்க எண்
Zone: Chennai			District: Chennai North		S.R.O: Sembiam	

25	3890/2022	12-Oct-2022 12-Oct-2022 12-Oct-2022	Sale deed	1. பி முருகேசன் 2. முத்தமிழ் ஷீலா முருகேசன்	1. இ இளவரசு 2. இ தீபா	-
Consideration Value/கையாற்றுத் தொகை: ரூ. 66,00,000/-			Market Value/சந்தை மதிப்பு: ரூ. 66,00,000/-		PR Number/முந்தைய ஆவண எண்: 1939/2019, 1940/2019, 1941/2019, 3832/2022	
Schedule 1 Details:				Survey No-Extent/புல எண்-விஸ்தீர்ணம்: 109/1PART, 109/2, 77, 85/1 - 487.0 SQUARE FEET		
Property Type/சொத்தின் வகைப்பாடு: Flats						
Village & Street/கிராமம் மற்றும் தெரு: Kollathur Village, Poombukar Nagar 27th Street						

Building Name/கட்டிடத்தின் பெயர்: ராபல் ஜலஸ்ய ப்ரியம் New Door No./புதிய கதவு எண்: 1630B		Floor No./தள எண்: இரண்டு Plot No./மனை எண் : 1630B Flat No./அடுக்குமாடிக் குடியிருப்பு எண்: 2சி
எல்லை விபரங்கள்: கிழக்கு - அம்மன் கோயில் குளம், மேற்கு - திரு.எஸ்.பி. மோகனின் ப்ளாட் மற்றும் பொதுவான பாதை 27வது தெருவிற்கு செல்கிறது. வடக்கு - மனை எண் 47 பூம்புகார், டீ.எஸ்.85/1, தெற்கு - பூம்புகார் நகர் 28வது குறுக்கு தெருவில் 30 அடி சாலை		Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: ஐட்டம் 1 : 3038 சதுரடி, ஐட்டம்-2 422 சதுர அடி அளவில் உள்ள நிலம் மற்றும் அதில் அடங்கிய அடுக்குமாடி கட்டிடம், பழைய சர்வே எண்.109/2, புதிய டி.எஸ்.எண். 85/1, பிளாக் எண். 47, கொளத்தூர் கிராமத்தில், 27வது தெருவில், பூம்புகார் நகர், கொளத்தூர், சென்னை - 600 099, எல்லைக்கு உட்பட்டது: வடக்கு: டி.எஸ்.எண்.85, பிளாட் எண். 1722 ஏ/3, தணிகாசலம் ப்ளாட் மற்றும் வீடு மற்றும் 1722 பி விசாலாட்சியம்மாளின் மனை மற்றும் வீடு, தெற்கு: டி.எஸ்.எண். 77, திருமதி. பி. சுந்தரியின் பிளாட், கிழக்கு: அம்மன் கோயில் குளம், மேற்கு: டி.எஸ்.எண். 79, திரு. எஸ். பி. மோகனின் பிளாட் மற்றும் வீடு. ஐட்டம் 1 : 3038 சதுரடி மற்றும் ஐட்டம் 2 : 422 சதுரடி மொத்தம் 3460 சதுரடி

MODT DEED

26	3891/2022	12-Oct-2022	Deposit Of Title Deeds	1. இ இளவரசு 2. இ தீபா	1. கனரா வங்கி	-
		12-Oct-2022				
		12-Oct-2022				
	Consideration Value/கைமாற்றுத் தொகை: -		Market Value/சந்தை மதிப்பு: ரூ. 52,80,000/-		PR Number/முந்தைய ஆவண எண்: -	
	Schedule 1 Details:			Survey No-Extent/புல எண்-விஸ்தீர்ணம்: 109/1PART, 109/2, 77, 85/1 - 487.0 SQUARE FEET		
Property Type/சொத்தின் வகைப்பாடு: Flats Village & Street/கிராமம் மற்றும் தெரு: Kollathur Village, Poombukar Nagar 27th Street			Floor No./தள எண்: இரண்டு Plot No./மனை எண் : 1630B Flat No./அடுக்குமாடிக் குடியிருப்பு எண்: 2சி			
Building Name/கட்டிடத்தின் பெயர்: ராயல் ஜலஸ்ய ப்ரியம் New Door No./புதிய கதவு எண்: 1630B			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: ஐட்டம் 1 : 3038 சதுரடி ஐட்டம்-2 422 சதுர அடி அளவில் உள்ள நீளம் மற்றும் அதில் அடங்கிய அடுக்குமாடி கட்டிடம், பழைய சர்வே எண்.109/2, புதிய டி.எஸ்.எண். 85/1, பிளாக் எண். 47, கொளத்தூர் கிராமத்தில், 27வது தெருவில், பூம்புகார் நகர், கொளத்தூர், சென்னை - 600 099, எல்லைக்கு உட்பட்டது: வடக்கு: டி.எஸ்.எண்.85, பிளாட் எண். 1722 ஏ/3, தணிகாசலம் ப்ளாட் மற்றும் வீடு மற்றும் 1722 பி விசாலாட்சியம்மாளின் மனை மற்றும் வீடு, தெற்கு: டி.எஸ்.எண். 77, திருமதி. பி. சுந்தரியின் பிளாட், கிழக்கு: அம்மன் கோயில் குளம், மேற்கு: டி.எஸ்.எண். 79, திரு. எஸ். பி. மோகனின் பிளாட் மற்றும் வீடு. ஐட்டம் 1 : 3038 சதுரடி மற்றும் ஐட்டம் 2 : 422 சதுரடி மொத்தம் 3460 சதுரடி			
எல்லை விபரங்கள்: கிழக்கு - அம்மன் கோயில் குளம், மேற்கு - திரு.எஸ்.பி. மோகனின் ப்ளாட் மற்றும் பொதுவான பாதை 27வது தெருவிற்கு செல்கிறது, வடக்கு - மனை எண் 47,பூம்புகார், டி.எஸ்.85/1, தெற்கு - பூம்புகார் நகர் 28வது குறுக்கு தெருவில் 30 அடி சாலை						